Bill Garrett Davidson County
Batch# 11175 DEEDWARR
10/10/2017 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,803.75
20171010-0104024

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $487,500.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2017. Notary Public My commission expires: 5-3-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chloe D'Angelo	Same	**083-05-0-349.00**
900 North 14th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,we,

Joe M. Morgan and John G. Morgan

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chloe D'Angelo, unmarried, and Shaun Hartas, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Subdivision of Part of the Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 1, which is a corner lot, fronts 73.7 feet on the easterly margin of 14th Street, also known as North Fourteenth Street, and extends back between parallel lines, with the northerly margin of Franklin Avenue, 150.0 feet to an alley.

BEING the same property conveyed to Mary E. Morgan, unmarried, by Warranty Deed from Anise Mastin, a single woman, of record as Instrument No. 20031112-0165803 in the Register's Office for Davidson County, Tennessee; the said Mary E. Morgan having since died intestate on November 18, 2016, survived by her brothers, Joe M. Morgan and John G. Morgan, her sole

heirs at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith, and being the same property conveyed to Joe M. Morgan and John G. Morgan, as equal joint tenants with right of survivorship, by Personal Representative's Quitclaim Deed from Joe M. Morgan and John G. Morgan, heirs of Mary E. Morgan, deceased of record as Instrument No. 20170619-0061148 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 900 North 14th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Subdivision of Part of the Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of October, 2017.

Joe M. Morgan

John G. Morgan by Joe M. Morgan attorney in fact
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Joe M. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said John G. Morgan as his attorney in fact.

Witness my hand and official seal this 3rd day of October, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 30170289

SP 11/2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.